

# **\$2,525,000 - 27525 Via Valor, Dana Point**

MLS® #OC25062588

---

## **\$2,525,000**

5 Bedroom, 4.00 Bathroom, 3,200 sqft  
Residential on 0 Acres

NA, Dana Point,

Nestled on a quiet cul-de-sac in one of Capistrano Beach's most sought-after neighborhoods, 27525 Via Valor is a stunning, fully reimagined home that seamlessly blends modern luxury with coastal charm. This 5-bedroom, 4-bathroom with 3 car garage masterpiece has been completely renovated from the inside out, offering impeccable quality, thoughtful design, and a truly turn-key experience.

Step inside to an expansive, light-filled layout, where a custom staircase welcomes you into the open-concept living space. The chef's kitchen is a dream, boasting high-end finishes, built-in appliances, and direct access to your private entertainer's backyard. Designed for hosting and relaxation and large enough for a pool, the outdoor space features brand-new hardscaping, a pergola, a built-in bar, Malibu lighting, Sonos outdoor speakers, and a wide side yard for additional seating or storage—all within an ultra-private setting.

A downstairs bedroom with an adjoining full bath offers a perfect retreat for guests or multi-generational living. Upstairs, the expansive primary suite is a true sanctuary, featuring a built-in closet and a resort-inspired bathroom with a walk-in shower and an additional full closet. Two front-facing bedrooms boast vaulted ceilings and ocean views, while the remaining bedroom is well-appointed and share two additional full



bathrooms with those rooms.

Located just minutes from Dana Point Harbor and the San Clemente Pier, this home offers effortless access to coastal bike rides, sandy beaches, and the best of Southern California living. Safe, serene, and undeniably stylish, this rare Capo Beach gem won't last long!

Built in 1979

**Essential Information**

MLS® #	OC25062588
Price	\$2,525,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,200
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tyler Bowman
Listing Office	Engel & Volkers Dana Point

**Community Information**

Address	27525 Via Valor
Area	CB - Capistrano Beach
Subdivision	NA
City	Dana Point
County	Orange
Zip Code	92624

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Not Available
Parking Spaces	6
Parking	Door-Multi, Garage

# of Garages	3
Garages	Door-Multi, Garage
View	Ocean, Peek-A-Boo
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Firewall(s)

## Exterior

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters, Barbecue
Lot Description	ZeroToOneUnitAcre, Drip Irrigation/Bubblers, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Timer, Yard, Cul-De-Sac, Walkstreet
Windows	Double Pane Windows, Insulated Windows
Roof	Shingle, Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Wood
Interior Features	Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Two Story Ceilings, Bedroom on Main Level, Entrance Foyer, Primary Suite, Walk-In Closet(s), Brick Walls, Built-in Features, In-Law Floorplan, Quartz Counters
Appliances	Built-In Range, Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Self Cleaning Oven, Water Heater, Barbecue, Convection Oven, Range Hood, SixBurnerStove, Vented Exhaust Fan
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Palisades
Middle	Marco Forester
High	San Clemente

## Additional Information

Date Listed	March 8th, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 30th, 2025 at 5:45pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.